

Suzan Abbott

09B37125

Motion To Sell Property

Your Honor,

FILED
U.S. BANKRUPTCY COURT

These are very challenging times for all Americans. We have watched as our homes, hopes, and dreams have disappeared before our very eyes. The home I have occupied for 15 years & dutifully never missed a loan payment has depreciated to $\frac{2}{3}$ its value in 2 years.

And then, as god's good grace would have it, a young couple fell in love w/my home & made an offer... shortly before it was to be auctioned off by Aurora Loans. They (Aurora Loans) denied the offer based on lack of time which is difficult to understand for all concerned - meaning myself, the realtors, & the expectant wife & husband.

Respectfully, your Honor, I request a motion to be able to sell the property at 18 Lester Lane in order to pay my debt & to be able to some day purchase another home in this late stage of my life - 63yrs old. I have always been a successful entrepreneur allowing me the ability to contribute to society & be of service to others. My future is bright.

Sincerely,
Suzan Abbott

TURNER REAL ESTATE, INC.

Homes and Properties of Distinction

2352 NYS Route 97
Pond Eddy, New York 12770

(845) 557-3800

Fax (845) 557-8899



www.TRENY.com

July 23, 2009

Aurora Loan Services
PO Box 1706
Scottsbluff, NE 69363-1706

Re: Loan #0046023677
18 Lester Lane
White Lake, NY 12786

Attention: Home Retention Group

Attached is a Settlement Statement with regard to the above property. The buyer has his financing in place and can proceed in a timely manner.

The breakdown reads as follows:

Contract Price.....\$195,000.00
Gross Amount Due Seller.....\$195,000.00

Settlement Charges to Seller.....\$14,230.00

Charges as Follows: 6% commission....\$11,700.00
Sellers Attorney.....\$ 1,500.00
Releases.....\$ 100.00
City/county tax stamps.....\$ 780.00
State tax stamps (\$780).....\$ 150.00

Total Charges to Seller.....\$14,230.00

Total Amount Net to Lender.....\$180,770.00

If you have any further questions, please do not hesitate calling me. Thank you.

Sincerely,

Stephanie Turner
Broker

TURNER REAL ESTATE, INC.

Serving NY and Penna.

2352 NYS RTE 97

Pond Eddy, New York 12770

Phone: (845) 557-3800

Fax: (845) 557-8899

PURCHASE OFFER

I (we) the undersigned **BUYER** MICHAEL & TANYA DOBOSH

Full Name

Address 45 WOODCREST ROAD, LONG ISLAND, NY 10303

Agree to Purchase the Property of: SUZANNE ABBOTT

SELLERS Full Name

Address 18 LESTER LANE, WHITE LAKE, NEW YORK 12786

situated in the Town BETHEL

County of SULLIVAN

State of NEW YORK

Described approximately as follows: BETHEL SEC 38A BLOCK 1, LOT 18

FULL PRICE

\$ 195,000

To be paid as follows:

Deposit herewith in Escrow

\$ 1,000

Cash or check on signing

\$ 18,500

(10% minus \$1,000) of contract

Bank Mortgage Amount

\$ 155,000

In cash or certified check

Required from buyer at time of closing

\$ 20,500

TOTAL

\$ 195,000

All deposit money paid hereon shall be applied as part payment on the purchase price. This deposit money shall be retained by *Turner Real Estate, Inc.* in an escrow trust account deposited with First National Bank of Jeffersonville until the termination of this agreement.

Broker recommends that both Seller and Buyer retain a local attorney to represent them in this matter.

Personal property included in the sale N/A

Contingencies: Subject to ATTORNEY REVIEW, Buyers obtaining Bank approval and commitments for financing at prevailing rates, and Buyers obtaining a satisfactory inspection report which shall include water and septic to be obtained at Buyers Expense. If vacant property, this offer is subject to a pit and perk test performed at the buyers expense.

Michael Dobosh
Buyer's signature
Tanya Dobosh
Buyer's signature

07/13/2009
Date
07/13/2009
Date

ACCEPTANCE

I (we), the SELLER hereby accept the above-stated offer and agree to sell, convey and transfer said real and personal property to the BUYER in accordance with the terms and conditions thereof and agree to pay the Seller's commissions of \$ 6,750 to Turner Real Estate, Inc. in addition to the fee stated above this acceptance.

Suzanne Abbott
Seller's signature

July 18, 2009
Date

TURNER's signature

Date

Suzan Abbott

09-37125 (CGM)

Chapter 7

Motion To Sell Property

Please take notice that a Hearing has been scheduled before the Honorable Cecelia G. Morris, US Bankruptcy Judge of the US Bankruptcy Court for the Southern District of New York, to be held at 355 Main Street, Poughkeepsie, New York 12601 on September 9, 10:30 AM to consider The Motion To Sell Property Filed by Suzan Roberta Abbott.

In Poughkeepsie, New York, this 19th day of August, 2009, US Bankruptcy Court for the Southern District of New York, 355 Main Street, Poughkeepsie, NY 12601. It is hereby certified that certified mail notice has been sent to the following parties at the addresses on record, via Certified US Mail, at an authorized address designated for that purpose.

Aurora Loan Services

P.O. Box 1706

Scottsbluff, NE 69363-1706

Paul L. Banner, Esq.

515 Haight Avenue

Second Floor, Suite A

Poughkeepsie, New York 12603

Tammy L. Terrell, Esq.

Fein, Such, Kahn & Shepard, P.C.

7 Century Drive

Parsippany, New Jersey 07054

United States Trustee

74 Chapel Street

Albany, ~~Street~~ New York 12207

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Sent To: *Barbara Loan Services*
 Street, Apt. No., or PO Box No.: *601 5 Avenue*
 City, State, ZIP+4: *Scottsbluff, NE 69363-1706*

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 3.24	

Sent To: *US Trustee*
 Street, Apt. No., or PO Box No.: *74 Chapel St.*
 City, State, ZIP+4: *Albany, NY 12207-2190*

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.24	

Sent To: *Thomas L. Terrell, Esq.*
 Street, Apt. No., or PO Box No.: *7 Century Drive*
 City, State, ZIP+4: *Roxboro, NC 27054*

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 3.24	

Sent To: *Paul L. Banner*
 Street, Apt. No., or PO Box No.: *515 Haight Ave. Suite 11*
 City, State, ZIP+4: *Rosham, NY 12603*

PS Form 3800, August 2006 See Reverse for Instructions